

## INITIAL STUDY/CHECKLIST

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
1. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	_____	_____	_____	<u>  X  </u>
The project site does not currently provide views over a large area and the proposed project will not establish those types of views. The viewshed of the project area as seen from afar will not substantially change as a result of the project. (1)				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	_____	_____	_____	<u>  X  </u>
The project is not within sight of any state scenic highway, and the project would not result in the damaging of scenic resources, as there are no trees, rock outcroppings, and historic buildings within a state scenic highway. (1)				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	_____	_____	_____	<u>  X  </u>
The project site will not change the existing visual character or quality of the site and its surroundings. (1)				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	_____	_____	_____	<u>  X  </u>
The project will not create a new source of substantial light or glare. No security lights or other lights are proposed to be installed as part of the project. (1)				
2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant	_____	_____	_____	<u>  X  </u>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. The project site is zoned heavy industrial for the Remco Hydraulics Facility, and commercial with public occupancy on the former Luna Market property. (1, 5)				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	_____	_____	_____	<u>  X  </u>
The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. The project site is zoned heavy industrial for the Remco Hydraulics Facility, and commercial with public occupancy on the former Luna Market property. (1, 5)				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	_____	_____	_____	<u>  X  </u>
The project site is not zoned for agricultural use and is not protected under an existing Williamson Act contract. (1, 5)				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	_____	_____	_____	<u>  X  </u>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

Agricultural uses do not exist at the project site. (1)

3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The proposed project is within the jurisdiction of the Mendocino County Air Pollution Control District (MCAPCD). The MCAPCD has currently drafted an air quality plan, but the plan has not yet been adopted. The draft plan focuses on particulate matter, as the air quality in the County is out of compliance with particulate levels. The project will not conflict or obstruct implementation of the applicable air quality plan. (1, 3)

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	_____	_____	<u>  X  </u>	_____
--	-------	-------	--------------	-------

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

The air quality in Mendocino County exceeds the State requirements for particulate matter as discussed in 3(a) above. Mobilization of a drilling rig to inject the molasses may need to acquire a State Portable Equipment Permit if: 1) the drilling rig has a portable diesel engine over 50 h.p., and 2) the diesel engine is not the same engine that drives the truck. (21)

The project to inject molasses has the potential to cause odors. The injection process also has the potential to generate hydrogen sulfide gas and vinyl chloride (byproducts of volatile organic compounds). A comprehensive air monitoring program is in place to evaluate any odors, hydrogen sulfide gas levels, and vinyl chloride. In addition to the air monitoring program, a groundwater monitoring program is proposed. The groundwater monitoring program will evaluate whether hydrogen sulfide and vinyl chloride generation is occurring. Air and groundwater monitoring during a previous pilot study did not show the generation of hydrogen sulfide or vinyl chloride. No existing or projected air quality violations have been identified in the area. (1, 3, 4, 10)

### Mitigation Measure 3-1:

**Air monitoring will be conducted in the project area and on the perimeter of the property owned or controlled by the discharger. A Jerome Meter will be used to detect hydrogen sulfide. A photoionization detector (PID) and Colortubes® will be used to monitor for volatile organic compounds. There are approximately 14 mobile air monitoring stations identified. The air monitoring program is specified in Draft Monitoring and Reporting Program No. R1-2003-085. (4)**

**In addition, groundwater monitoring will be conducted. If an upward trend in the concentrations of metals or vinyl chloride occurs, a contingency plan to add an oxygen source to groundwater will be implemented. The contingency area is located at the downgradient edge of the hexavalent chromium plume. The contingency area monitoring wells will be used to determine if metals and/or volatile organic compound byproducts is mobilized. The contingency plan will be activated to shut down the chemical reactions and arrest further migration of these constituents. The contingency plan consists of injecting a dilute solution of hydrogen peroxide upgradient and downgradient of the contingency wells to prevent migration of metals and/or volatile organic compounds byproducts beyond the boundaries of the property owned or controlled by the discharger. (4)**

c) Result in a cumulatively considerable net increase of any criteria pollutant for	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Refer to 3(a) and 3(b) above. The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant. There will be a temporary increase in emissions from construction activities, but that will cease upon project completion. (1, 3)

d) Expose sensitive receptors to substantial pollutant concentrations?      \_\_\_\_\_      \_\_\_\_\_        X        \_\_\_\_\_

There may be some odors associated with the injection of molasses. In addition, the injection of molasses has the potential to generate hydrogen sulfide gas and byproducts (vinyl chloride) of dechlorination of volatile organic compounds. However, air monitoring data from a previous pilot study in which injected molasses was used to reduce hexavalent chromium to trivalent chromium, did not reveal that hydrogen sulfide gas or vinyl chloride was generated as part of the pilot study. However, a comprehensive air monitoring program is in place to evaluate any odors, vinyl chloride in ambient air, and hydrogen sulfide gas levels. No existing or projected air quality violations have been identified in the area. (1, 3, 4, 10)

**See Mitigation Measure 3.1 above. (4).**

e) Create objectionable odors affecting a substantial number of people?      \_\_\_\_\_      \_\_\_\_\_        X        \_\_\_\_\_

There may be some odors associated with the injection of molasses. In addition, the injection of molasses has the potential to generate hydrogen sulfide gas and byproducts (vinyl chloride) of dechlorination of volatile organic compounds. However, air monitoring data from a previous pilot study in which injected molasses was used to reduce hexavalent chromium to trivalent chromium, did not reveal that hydrogen sulfide gas or vinyl chloride was generated as part of the pilot study. However, a comprehensive air monitoring program is in place to evaluate any odors, vinyl chloride in ambient air, and hydrogen sulfide gas levels. (1, 3, 4, 10)

**See Mitigation Measure 3.1 above. (4)**

#### 4. BIOLOGICAL RESOURCES --

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	_____	_____	_____	<u>  X  </u>

The project site has been previously disturbed by demolition of the buildings on the north lot, and the rest of the site is completely paved or concreted. There are no natural drainage features at the site. The nearest drainage is to the south of the site and across the California Western Railroad rail tracks, and the project will not disturb this area. (1, 6)

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

No riparian habitat exists at the project site. (1, 6)

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project site does not contain federally protected wetlands, thus, no wetlands would be directly affected by construction of this project. (1, 6)

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
wildlife corridors, or impede the use of native wildlife nursery sites?				

As stated above in item 4(a) and 4(b), the project site has been fully and continuously disturbed, and no fish or wildlife habitat exists at the site. (1, 6)

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The project would not conflict with any adopted policies/regulations regarding biological resources. There are several large trees on the former Luna property. The proposed project does not include removal of any trees. The City of Willits and Mendocino County does not have a tree preservation policy or ordinance. (1, 5, 6)

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans that apply to the project site, and no other approved local, regional, or state habitat conservation plan is applicable to the project site. (1)

#### 5. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project will not result in a substantial adverse change in the significance of a historical resource. (21)

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

See Item 5(a) above.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

There is no digging associated with this project. The injection of molasses will be conducted by drilling a small diameter hole, approximately 2 inches in size. The potential for finding paleontological resources during this project is extremely small. (1, 6)

d) Disturb any human remains, including those interred outside of formal cemeteries?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

No burial sites are known in the vicinity of the project, and most of the project site has already been disturbed by past operations of a machine shop and chrome plating facility. No excavations are planned as part of this project. In the unlikely event that any human remains are unearthed during the project, state law requires that the County Coroner be notified to investigate the nature and circumstances of the discovery. At the time of discovery, work in the immediate vicinity would cease until the coroner permitted work to proceed. If the remains were determined to be prehistoric, the find would be treated as an archaeological site. (1, 5, 6)

## 6. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------



Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

The project is located on the eastern edge of the Alquist-Priolo Earthquake Fault Zone. The purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to "...prohibit the location of most structures for human occupancy across the traces of active faults and to thereby mitigate the hazard of fault rupture". The project does not include plans to build any structures in the project area. (1, 6, 8)

ii) Strong seismic ground shaking?	_____	_____	_____	<u>  X  </u>
------------------------------------	-------	-------	-------	--------------

The project site is within an Alquist-Priolo Earthquake Fault Zone, and strong seismic ground shaking can occur throughout the County. However, the project will not result in strong seismic ground shaking. (1, 6, 8)

iii) Seismic-related ground failure, including liquefaction?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project will not result in seismic-related ground failure including liquefaction (1, 8)

iv) Landslides?	_____	_____	_____	<u>  X  </u>
-----------------	-------	-------	-------	--------------

The site is relatively flat and landslides are not likely to occur. (1, 6, 8)

b) Result in substantial soil erosion or the loss of topsoil?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

There will be no disturbance of soil other than vehicles driving over very small unpaved areas of the former Luna Market property. (1, 6)

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

No construction of buildings or digging will occur as part of this project. The project will not result or potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. (1, 6)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	_____	_____	_____	<u>  X  </u>

Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. Soils have not been tested for this project as no construction of any building is proposed. (1, 6)

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

Soil suitability testing for wastewater disposal systems have not been conducted. Wastewater disposal at the City of Willits Sewage Wastewater Treatment Facility is available for any future site development. (1, 6)

#### 7. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

No hazardous wastes are proposed for transport, use or disposal as part of this project. (1)

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	_____	_____	<u>  X  </u>	_____
---	-------	-------	--------------	-------

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

A significant amount of soil and groundwater data exists for the project area. In addition, existing studies have been conducted to demonstrate that the proposed project will effectively remediate soil and groundwater contamination and not cause significant adverse environmental effects. Because of the extensive studies conducted, it is concluded that the project site has a very low potential for encountering buried hazardous materials such as drums. (7, 9, 10)

There may be some odors associated with the injection of molasses. In addition, the injection of molasses has the potential to generate hydrogen sulfide gas and byproducts (vinyl chloride) of VOC dechlorination. However, air monitoring data from a previous pilot study in which injected molasses was used to reduce hexavalent chromium to trivalent chromium, did not reveal that hydrogen sulfide gas or vinyl chloride was generated as part of the pilot study. However, a comprehensive air monitoring program is in place to evaluate any odors, vinyl chloride in ambient air, and hydrogen sulfide gas levels. (1, 4, 6, 10)

**Refer to Mitigation Measure 3.1.**

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	_____	_____	<u>  X  </u>	_____
---	-------	-------	--------------	-------

No hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste is anticipated. (1, 6)

The former Remco Hydraulics Facility property boundary is within 300 feet of the Baechtel Grove Middle School. The project boundary is 600 feet from the Baechtel Grove Middle School. There may be some odors associated with the injection of molasses. In addition, the injection of molasses has the potential to generate hydrogen sulfide gas and byproducts (vinyl chloride) of VOC dechlorination. However, air monitoring data from a previous pilot study in which injected molasses was used to reduce hexavalent chromium to trivalent chromium, did not reveal that hydrogen sulfide gas or vinyl chloride was generated as part of the pilot study. However, a comprehensive air monitoring program is in place to evaluate any odors, vinyl chloride in ambient air, and hydrogen sulfide gas levels. (1, 4, 6, 10)

**Refer to Mitigation Measure 3.1.**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	_____	_____	_____	<u>  X  </u>

The former Remco Hydraulics Facility is listed on the Department of Toxic Substances Control's "Site Cleanup – Site Mitigation and Brownfield Reuse Program Database". The site status is listed as: "09/27/1993 - PROPERTY/SITE REFERRED TO RWQCB". (19, 20)

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. (1, 11)

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The project is not located within the vicinity of a private airstrip. (1, 11)

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The project would not impair implementation of, or physically interfere with the City of Willits' adopted Emergency Operations Plan. The project would not change existing traffic or circulation patterns, and would have no effect outside the project area. (1, 6)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	_____	_____	_____	<u>  X  </u>

The project would not be located in an area subject to wildland fires. There are no wildland fire lands for the former Remco Facility in the City of Willits' General Plan. (5, 6)

#### 8. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

Draft Waste Discharge Requirements will be considered for adoption for this project. The draft Waste Discharge Requirements will be considered for adoption at the August 27, 2003 Regional Water Board meeting. No violations of the water quality standards or the Draft Waste Discharge Requirements are anticipated to result from the project. (1, 6, 12)

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

No extraction of groundwater is proposed as part of this project. The project will temporarily increase the level of groundwater in the project area. Groundwater monitoring will be conducted to evaluate the rise in the elevation of groundwater. (1, 4, 6)

There are no wells in the immediate vicinity of the project. The closest domestic wells are located at 92 Franklin Avenue (approximately 600 feet) and 62 Flower (approximately 500 feet) of the project area. These residences are connected to the City of Willits Municipal Water supply. (6, 7, 13)

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project will not alter the existing drainage pattern. There are no streams or rivers in the immediate project area . (1, 6)

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

Refer to 8( c) above. (1, 6)

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

This item is for projects that pave huge areas creating more runoff that could overload existing culverts, etc. The project does not include any paving and will not change any of the existing drainage systems. Therefore, the project will not create or contribute any new stormwater runoff or provide additional sources of polluted runoff. (1, 6)

f) Otherwise substantially degrade water quality?	_____	_____	<u>  X  </u>	_____
---	-------	-------	--------------	-------

The addition of molasses to groundwater will change the existing water quality in the project area. However, groundwater in the area is contaminated with hexavalent chromium, a highly toxic form of chromium. Volatile organic compounds also exist in the project area. The project of adding molasses to groundwater is designed to reduce groundwater toxicity and cleanup the aquifer. (1, 6, 9, 10)

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project will not include any housing. The project is not located in a flood zone. (14)

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The project is not within a 100-year flood hazard area. (14)

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

This item is about projects that could cause flooding or trigger failure of a dam. The project site will not expose people or structures as a result of flooding or the failure of a levee or dam. (1)

j) Inundation by seiche, tsunami, or Initial Study/Checklist	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

mudflow?

The project site is not subject to seiche or tsunami. (1)

#### 9. LAND USE AND PLANNING -

Would the project:

a) Physically divide an established community?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project would not divide a community. (1)

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The project would not conflict with any applicable land use plan, policy, or regulation. (1, 5)

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

There are no habitat conservation plans or natural community conservation plans which affect the project area. (1, 6)

#### 10. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------



Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

There are no mineral resources known to exist on the project site. (1, 6)

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

Refer to 10 (a) above.

#### 11. NOISE - Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	_____	_____	<u>  X  </u>	_____
---	-------	-------	--------------	-------

The project will not result in exposure of persons to or generation of noise levels in excess of standards. The noise is limited to a drilling rig.

#### **Mitigation Measure 11-1: The project will be conducted in accordance with the City of Willits Noise Ordinance. (1, 15)**

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The project would not generate excessive groundborne vibration. No blasting or similar activity that could create vibration would occur during project construction. (1, 6, 9)

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

The injection of molasses will take approximately two weeks to complete. Therefore, no permanent increase in noise levels will occur. (1, 6)

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	_____	_____	<u>  X  </u>	_____
--	-------	-------	--------------	-------

The drilling to inject the molasses will increase the noise level in the immediate area during the project. The houses to the north, and west of the sites could be affected by noise from the drilling rig. (1, 6, 15)

**Mitigation Measure 11-1: The project proponent must comply with the City of Willits Noise Ordinance. (1, 15)**

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The project is not in the vicinity of a private airstrip. (1, 11)

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project is not in the vicinity of a private airstrip. (1, 11)

**12. POPULATION AND HOUSING --**  
Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses)	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
or indirectly (for example, through extension of roads or other infrastructure)?				

The project will have no direct or indirect effect on population. (1, 6)

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

No housing will be displaced by the project. (1, 6)

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

No people will be displaced by the project. (1, 6)

### 13. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire and police protection?	_____	_____	_____	<u>  X  </u>
b) Schools, parks or other public facilities?	_____	_____	_____	<u>  X  </u>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

The police and fire departments will continue to provide service to the area. The project will have no effect on population or housing, and therefore no effect on schools, parks or other facilities. (1, 6)

#### 14. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project will have no effect on population growth or the distribution of the population, and will have no effect on park use. (1, 6)

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

See item 14(a) above.

#### 15. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	_____	_____	<u>  X  </u>	_____
--	-------	-------	--------------	-------

The project would not cause a substantial increase in traffic. A temporary increase in traffic would occur during project construction, in association with on-site workers and transport of a drilling machine. (1, 6)

b) Exceed, either individually or Initial Study/Checklist	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				
See 15(a) above.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	_____	_____	_____	<u>  X  </u>
The project would not cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. (1,6)				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	_____	_____	_____	<u>  X  </u>
The project will not include hazardous design features or incompatible uses. (1,6)				
e) Result in inadequate emergency access?	_____	_____	_____	<u>  X  </u>
See item 7(g) above.				
f) Result in inadequate parking capacity?	_____	_____	_____	<u>  X  </u>
The existing site has adequate parking to accommodate on-site workers and visitors to the site. (1)				
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	_____	_____	_____	<u>  X  </u>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

The project does not affect alternative modes of transportation. (1, 6)

# 16. UTILITIES AND SERVICE SYSTEMS ¥ Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The former Remco Hydraulics facility is served by wastewater lines that connect to a treatment facility operated by the City of Willits. This project will not result in increased sewage flows other than minor amounts for on-site workers. (1, 6, 16)

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project would not require the construction of new water or wastewater treatment facilities. Water demand and wastewater generation would be minimal due to the type of project proposed. (1, 6)

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

The project would not require the construction of new storm water drainage facilities or expansion of existing facilities. (1, 6)

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

Water service is available from the City of Willits to the former Remco Hydraulics facility. (1, 6)

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

As discussed under 16 (a) and 16(b) above, there is adequate wastewater capacity to serve the project. (1, 6)

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	_____	_____	_____	<u>  X  </u>
--	-------	-------	-------	--------------

The project will not produce a significant amount of waste. Currently contaminated soils generated as part of the on-going soil and groundwater investigation are stored in bins inside the building. The soils are tested and hauled to an approved disposal site. Regular solid waste such as office paper, etc. is collected by the local garbage service. (1, 17, 18)

g) Comply with federal, state, and local statutes and regulations related to solid waste?	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

Refer to 16 (f), above.

17. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or	_____	_____	_____	<u>  X  </u>
---	-------	-------	-------	--------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
No significant habitat would be impacted by the project. As discussed in Section 5, the project would not eliminate important examples of major periods of California history or prehistory.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	_____	_____	_____	<u>  X  </u>
This project, when viewed along with the other site activities, generates no significant cumulative impacts.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	<u>  X  </u>	_____
All potential direct and indirect impacts on human beings identified in this Initial Study are mitigated to a less than significant level.				



DETERMINATION: On the basis of this initial evaluation:

- X I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

---

Signature

---

Date

## LIST OF REFERENCES

1. Regional Water Board staff evaluation based on review of the project site and project description
2. Mendocino County Assessors Parcel Map
3. Telephone Communication with Mendocino County Air Pollution Control District, July 18, 2003
4. Draft Regional Water Board Monitoring and Reporting Program No. R1-2003-085
5. Telephone Communcation, City of Willits, July 17, 2003
6. Regional Water Board staff evaluation of impact based on past experience
7. Final Remedial Investigation Report, Former Remco Hydraulics Facility, Volumes 1 through 5, dated April 2002
8. Special Publication 42, Fault-Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones Maps, Revised 1997
9. Interim Remedial Action Work Plan for Hexavalent Chromium-Affected Groundwater, dated March 11, 2003; and Addendum to Interim Remedial Action Work Plan for Hexavalent Chromium Affected Groundwater, dated June 18, 2003
10. Final Post-Injection Report on Pilot Study of In-Situ Chromium Reduction, Former Remco Hydraulics Facility, Willits, California, dated October 31, 2001
11. U.S. Department of the Interior, Geological Survey, Willits Quadrangle, 7.5 Minute, 1991
12. Draft Waste Discharge Requirements Order No. R1-2003-085
13. Preliminary Removal Site Evaluation Report, Remco Hydraulics, Inc., Site, January 15, 1998
14. FEMA Flood Insurance Map, Community Panel #060187-0001C
15. City of Willits Noise Ordinance
16. City of Willits, Waste Discharge Requirements Order No. R1-2001-17, NPDES Permit No. CA0023060

17. Telephone Communication, Willits Environmental Remediation Trust, July 17, 2003
18. Regional Water Board Files, Abex Corporation, Former Remco Hydraulics Site File Record, Volumes 1 through 41
19. California Government Code Section 65962.5
20. Department of Toxic Substances Control, Site Cleanup – Site Mitigation and Brownfield Reuse Program Database
21. California Environmental Quality Act, Cultural Resources Section 15064.5